

## CONDITIONS ONLY RECOMMENDATIONS

CASE: #RZ 22-09 SUP 22-06

**REZONING AND SPECIAL USE PERMIT – INDOOR SELF-STORAGE FACILITY  
1915 Pharrs Road, Snellville**

<b>Department of Planning and Development Recommended Conditions</b>	<b>Planning Commission Recommended Conditions Regular Meeting Date: 10-25-2022</b>
1. All variances and conditions applicable to the subject property and previously approved on 7-10-2017 by the Mayor and Council for case #RZ 17-06 LUP 17-04 are hereby repealed.	1. SAME.
2. The property shall be developed in general accordance with the rezoning site plan entitled "Proposed Storage Climate Controlled, Snellville, Georgia", dated 9-12-2022 (stamped received 9-13-2022), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after receiving recommendations by the Planning Department and Planning Commission.	2. SAME.
3. A six (6) feet wide pedestrian sidewalk and two (2) feet wide planter strip shall be required along the local street adjacent to the subject property and Cracker Barrel and Outback Steakhouse and shall connect to the existing sidewalk at the Tree Lane extension and terminate at the northern property line for parcel 5056 012.	3. CONDITION REMOVED.
4. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.	4. SAME.
5. Signs higher than 15 feet or larger than 225 square feet are prohibited.	5. SAME.